

**ORDINANCE NO. 030828-62**

**AN ORDINANCE AMENDING ORDINANCE NO. 011213-44, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON PROPERTY LOCATED AT 2235 EAST 6<sup>TH</sup> STREET ALSO KNOWN AS TRACT SIXTEEN IN THE HOLLY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON THIS TRACT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 011213-44 is amended to include the property identified in this Part in the Holly neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base district on the property described in File C14-01-0166.002c, as follows:

From limited industrial services (LI) district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district.

2235 East 5<sup>th</sup> St. (Tract 16), (the "Property"),

generally known as the Holly neighborhood plan (NP) combining district, locally known as the property bounded by 7th Street on the north, Pleasant Valley Road on the east, Chicon Street on the west and Town Lake on the south, in the City of Austin, Travis County, Texas, and generally identified in Exhibit "A".

**PART 2.** The Property is subject to Ordinance No. 011213-44 that established the Holly neighborhood plan combining district.

**PART 3.** The Property may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the City Code.

**PART 4.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Adult oriented businesses  
Convenience storage  
Kennels

Campground  
Exterminating services  
Pawn shop services

2. The following uses are conditional uses of the Property:

Automotive washing (of any type)

Commercial off-street parking

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

**PART 5.** This ordinance takes effect on September 8, 2003.

**PASSED AND APPROVED**

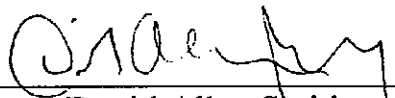
August 28, 2003

§  
§  
§



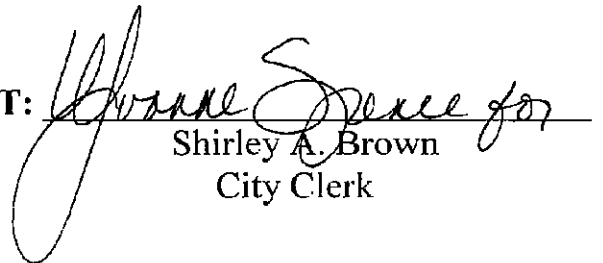
Will Wynn  
Mayor

APPROVED:

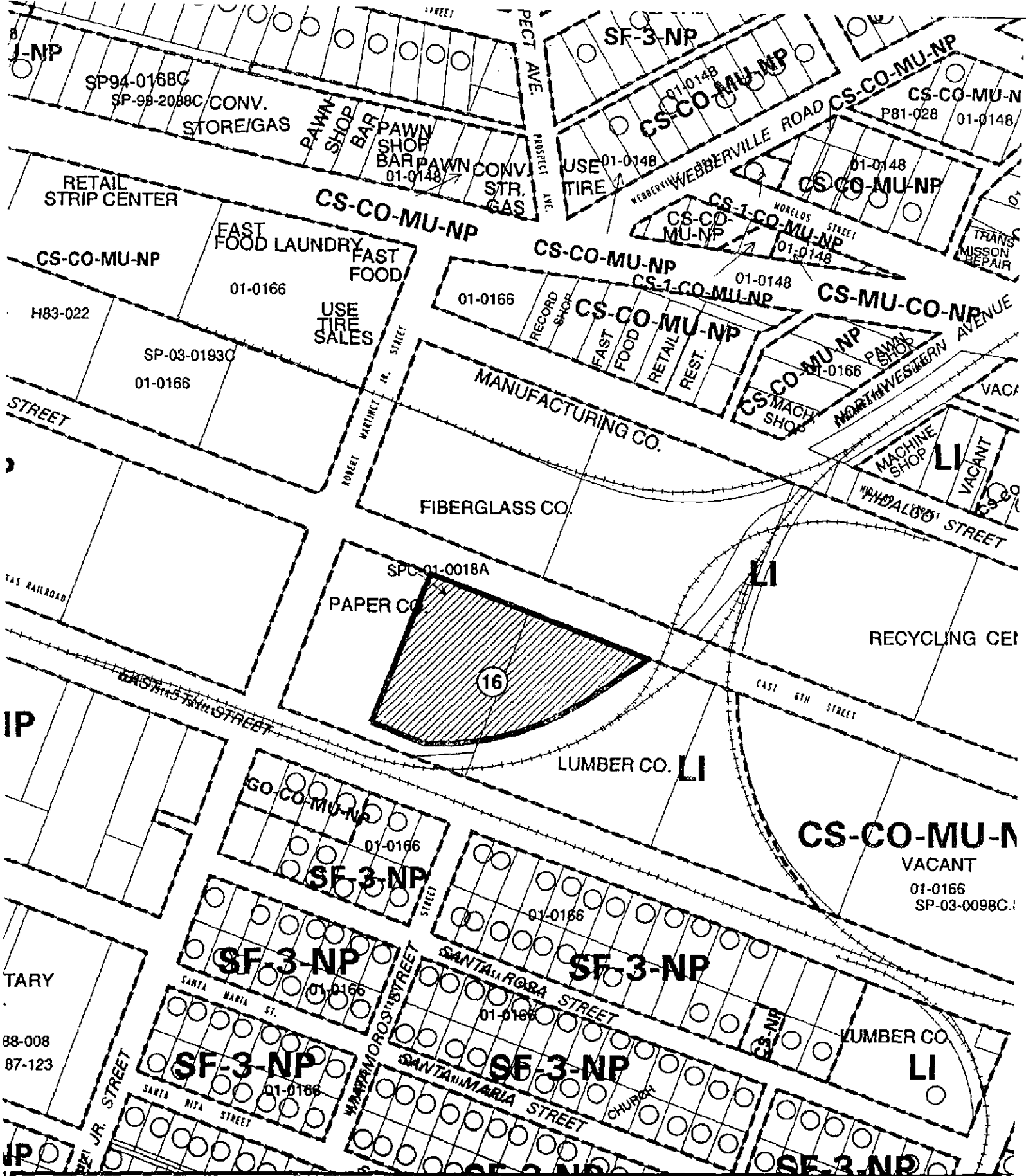



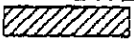

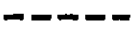
David Allan Smith  
City Attorney

ATTEST:



Shirley A. Brown  
City Clerk



 1" = 200'	SUBJECT TRACT		<b>ZONING EXHIBIT A</b>	CITY GRID REFERENCE NUMBER K22 K21
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: A. BEAUDET			
	CASE #: C14-01-0166.002C	DATE: 03-08		
ADDRESS: HOLLY NEIGHBORHOOD			INTLS: SM	
PLANNING AREA				
SUBJECT AREA (acres): N/A				